

119 Industrial Park East Longmeadow MA 01028

Working together to inform, educate, support, and advocate for the rights of condominium owners statewide.

OPPOSED TO

Gail Egan

President—Chairman gail-ccoc@cox.net

George Gombossy

Marketing Director Membership Coordinator George@ctcondonews.com

Advisory Committee

Atty. Patricia Ayars Atty. George Coppolo Atty. Jason Leiser Judith Rudikoff

Investigation Committee

Gail Egan, Chair

Atty. Pat Ayars Atty. George Coppolo Legal Consultants H.B. 6513 AN ACT CONCERNING THE BUDGET AND SPECIAL ASSESSMENT APPROVAL PROCESS IN COMMON INTEREST COMMUNITIES.

The Connecticut Condo Owners Coalition is a membership based organization requiring no membership fee. Our membership is primarily condominium unit owners. Many individuals have enrolled to receive updates posted on our website [CTCondoNews] while a primary objective for others is to enlist the support of the CCOC Investigative Committee in resolving issues between themselves and a Board of Directors or Property Manager.

On behalf of our Advisory Committee, George Gombossy and I urge lawmakers to vote ${f NO}$ on this bill.

If unit owners are dissatisfied with the proposed budget they would either attend the annual budget meeting or send their proxies back to vote no.

Presently, most unit owners do not attend annual budget meetings,

A condominium association is really a corporate/governmental entity hybrid.

Assume that the Association is operating as a corporation. Looking at corporate law, the Board alone usually has the power to determine the budget of the corporation. The ability of 1/3 of the shareholders to undermine the budget would inconsistent with the structure of board control of the corporation.

This bill will allow for a vocal minority to reject a proposed budget versus current legislation that requires rejection by a majority of <u>all</u> unit owners.

Gail Egan, President Connecticut Condo Owners Coalition

March 25, 2013

The Connecticut Condo Owners Coalition Executive Committee provides information about condo issues with the understanding that it is not rendering legal or other professional services. CCOC makes no warranties, expressed or implied, about the accuracy or completeness of information. In an effort to respond to owners' queries, we will always give our best and impartial advice based on the information provided. However, it is the owner's responsibility to contact corporate legal counsel or an attorney of his/her choosing to obtain legal advice.